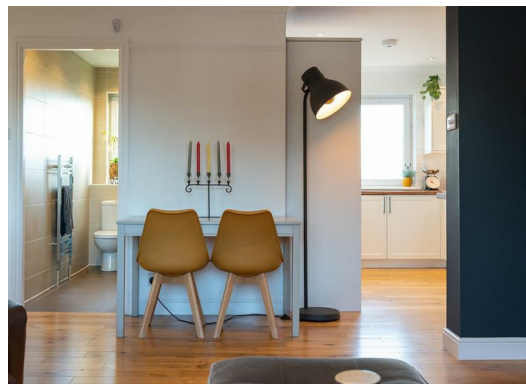




Offers over £199,000

Flat, 4 Bowhill Court, Gullane, EH31 2HX



1



2



1



Bright and Spacious 2-Bedroom Flat with Private Single Car Port

Set in the heart of Gullane, this light, airy two-bedroom first-floor flat is move-in ready. It has been freshly redecorated, with new bedroom carpets and polished existing oak flooring through the reception areas. The property also benefits from well-kept communal gardens and a private single carport.

Bright First Floor Flat in Purpose-Built Development; Smart Communal Stairwell; Spacious Sitting/Dining Room with Sea View; Modern Fully Integrated Kitchen with Stunning Countryside View; Two Good-Sized Double Bedrooms; Fully Tiled Shower Room with Large Storage Cupboard; Large Hallway Cupboard with Access to Loft; Private Carport with Single Space and Use of Visitor Parking; Well-Maintained Communal Front and Rear Gardens/Drying Green; Central Heating and Double Glazing Throughout; Valid EICR.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Livingroom	17'10" x 13'5" (5.44 x 4.09)
Kitchen	13'3" x 8'3" (4.04 x 2.54)
Bedroom 1	14'0" x 10'5" (4.29 x 3.18)
Bedroom 2	10'4" x 9'8" (3.15 x 2.95)

LOCATION

Bowhill Court sits on Gullane's Main Street, with bakeries, cafés, boutiques and everyday services on the doorstep. Gullane is a rural village benefiting from comprehensive local amenities, with restaurants, pubs, supermarkets and health services as well as world-renowned golf clubs and stunning golden-sand beaches. It is conveniently close to the beautiful harbour town of North Berwick, and for families, Gullane Primary School and North Berwick High School are within catchment. For the outdoor enthusiast, the village is surrounded by beautiful golf courses, woodland walks and vast beaches, and for those commuting, Edinburgh City Centre can be easily accessed by the motorist along the A1 and nearby Drem Train Station has links to Edinburgh, The Borders and beyond.

EXTRAS

All integrated appliances - dishwasher, washing machine, fridge freezer, electric hob, oven and cooker hood are included in the Sale. as well as blinds and floor coverings.

EPC RATING

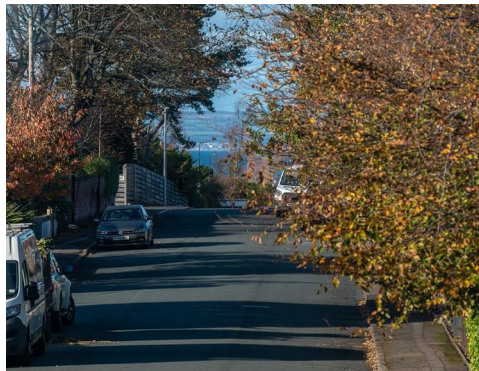
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VIEWING

By appointment only please Telephone: 07870693063

Tel. 0131 554 6244





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 67 SQ M / 721 SQ FT

BOWHILL COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 67 SQ M / 721 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.